007.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	750,000	/	750,000
USE VALUE:	750,000	/	750,000
ASSESSED:	750,000	/	750,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASTERS TIMOTHY C &
Owner 2:	ABEL CHERYL B
Owner 3:	
Street 1:	165 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN GEORGE E--ETAL -
Owner 2:	SULLIVAN DOROTHY G -
Street 1:	165 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,668 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1415 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4668.000	296,900	5,100	448,000	750,000
Total Card	0.107	296,900	5,100	448,000	750,000
Total Parcel	0.107	296,900	5,100	448,000	750,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.94 | /Parcel: 529.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	6193
GIS Ref	
GIS Ref	
Insp Date	11/03/17

!667!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,000	5100	4,668.	448,000	750,100	750,100	Year End Roll	12/18/2019
2019	101	FV	232,800	5100	4,668.	476,000	713,900	713,900	Year End Roll	1/3/2019
2018	101	FV	231,900	5100	4,668.	347,200	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	231,900	5100	4,668.	302,400	539,400	539,400	Year End Roll	1/3/2017
2016	101	FV	231,900	5100	4,668.	257,600	494,600	494,600	Year End	1/4/2016
2015	101	FV	219,000	5100	4,668.	252,000	476,100	476,100	Year End Roll	12/11/2014
2014	101	FV	219,000	5100	4,668.	207,200	431,300	431,300	Year End Roll	12/16/2013
2013	101	FV	219,000	5100	4,668.	197,100	421,200	421,200		12/13/2012

PRINT

Date	Time
12/10/20	16:24:43

LAST REV

Date	Time
06/18/18	10:53:00
danam	
667	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN GEORGE	57604-594		10/7/2011		440,000	No	No		
	11353-207		7/7/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2018	611	Inter Fi	60,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
5/30/2012	Measured	JBS	JOHN S
4/30/2009	Measured	372	PATRIOT
9/22/1999	Meas/Inspect	264	PATRIOT
8/25/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4668		Sq. Ft.	Site		0	80.	1.20	1									448,031						448,000	

Total AC/HA:	0.10716	Total SF/SM:	4668	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	448,031	Spl Credit		Total:	448,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364738
Depreciation:	67841
Depreciated Total:	296897

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

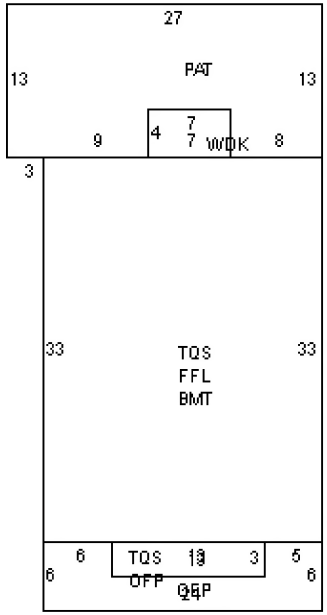
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	109.88
Final Total:	296900	Val/Su SzAd	209.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	51.600	40,865
FFL	First Floor	792	171.990	136,216
TQS	3/4 Story	623	171.990	107,193
PAT	Patio	323	3.340	1,080
OFP	Open Porch	144	27.400	3,945
WDK	Deck	28	15.680	439

Net Sketched Area:	2,702			Total:	289,738
Size Ad	1415.25	Gross Are	2910	FinArea	1415

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X18	A	AV	1920	21.31	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100